

## **An Overview of the Jasper County 2015 pay 2016 Annual Adjustment May 7, 2015**

The county contracted with Nexus Group, Inc. to perform all aspects of the annual adjustment process. The same contractor has been used since 2006 pay 2007 for such services in this county. The following activities occurred in the various townships in regards to the annual adjustment process in Jasper County for 2015 pay 2016:

### **County-wide**

All valid sales occurring between 1/1/2014 and 3/1/2015 are included in the study. Valid sales from 2013 were also added, and no time adjustments were deemed necessary. Each class is broken down below.

### **Property class specific comments**

#### **Industrial Vacant:**

Sales activity was very limited in this class, only two sales occurred in the last three years.

#### **Industrial Improved:**

Sales activity was very limited in this class, only three sales occurred during the time period used.

#### **Commercial Vacant:**

Sales activity was very limited in this class. Only one sale occurred during the time period used.

#### **Commercial Improved**

Sales activity was limited in this class. Sales combined countywide as a result.

#### **Residential Vacant**

Sales activity was somewhat limited in this class. Keener and Marion were combined to one study. Barkley, Carpenter, Kankakee, Newton, Union, Walker & Wheatfield combined to one study for rural areas. Gillam, Hanging Grove, Jordan & Milroy results extrapolated from the rural study.

#### **Residential Improved**

Barkley, Gillam, Milroy & Union combined to one study. Jordan and Newton combined to one study. Kankakee study combined with Wheatfield study. Hanging Grove results extrapolated from Barkley combined study. All remaining Townships had enough sales to conduct their own studies.

